

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, Planning & Zoning Manager/(954) 797-1075

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Variance

AFFECTED DISTRICT: District 3

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: VARIANCE - Kimberly & David Silvestre, 16466 Erie Place (RS-3 (County)) Planing & Zoning Board recommended approval

REPORT IN BRIEF: The petition is to provide a 4 foot high pool fence were a minimum of 5 foot in height is required (Section 12-33(8) of the Land Development Code requires a pool to be enclosed by a 5 foot fence). The Town's code is more restrictive than the Florida Building Code, which only requires a 4 foot fence around pools. Portions of the yard already have a 4 foot fence and the proposed variance will allow new sections to be added at a matching height.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the April 14, 2010 Planning & Zoning Board meeting, Mr. DeArmas made a motion, seconded by Mr. Jacob, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – absent; Mr. Jacob – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report

Application: V 2-2-10/10-69/Kimberly & David Silvestre
Original Report Date: 03/28/10

Revision(s): 4/16/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Kimberly & David Silvestre
Address: 16466 Erie Place
City: Davie, Florida 33331
Phone: (954)882-1799

Background Information

Date of Notification: April 7, 2010
181

Number of Notifications:

Petitioner's Request: To provide a 4 foot high pool fence were a minimum of 5 foot in height is required by the Land Development Code Section 12-33(8)(b).

Address: 16466 Erie Place

Location: Generally located on the south side of Erie Place, west of Dykes Road

Future Land Use Plan Map: Special Classification Residential 2DU/AC

Existing Zoning: RS-3 (County), County Residential District

Existing Use: Single-Family Home

Parcel Size: 0.22 acres (9,759.50 square feet)

Surrounding Properties:

	Land Use	Zoning	Current Use
North	Special Classification Residential 2DU/AC	RS-3 (County), County Residential District	Single-Family Home
South	Southwest Ranches	Southwest Ranches	Vacant Land
East	Special Classification Residential 2DU/AC	RS-3 (County), County Residential District	Single-Family Home
West	Special Classification Residential 2DU/AC	RS-3 (County), County Residential District	Single-Family Home

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-309), Land Development Code, review for variances.

Land Development Code (Section 12-33(8)(b)) of the Land Development Code. The minimum height of a swimming pool fence shall not be less than five (5) feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 1. This Planning Area constitutes the southwestern most portion of the Town, encompassing all of the land south of Griffin Road and west of southwest 148 Avenue. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the southern and northern ends of the Ivanhoe development at the intersection of I-75 with Sheridan and Griffin Roads, and Orange Drive.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 117.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 20-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought; which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district; and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought; and that alleged hardship is self-created by any person having an interest in the property.

The proposed fence will be located at the rear of the property. The required minimum height for a pool fence 5 feet. The purpose of the regulation is to maintain a minimum fence height of 5 feet to prevent any

possible access to a pool from the outside of the property. As stated in the applicant's justification statement the Town's code is more restrictive than the building code, which only requires a 4 foot fence around pools. However, the reasonable use of the land already exists on the property (single-family dwelling).

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The variance is not necessary for reasonable use of the land.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The intent of this chapter is to prevent any possible access to the pool from the exterior of the property. Therefore, the granting of this variance may be injurious and/or detrimental to the public welfare.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the April 14, 2010 Planning & Zoning Board meeting, Mr. DeArmas made a motion, seconded by Mr. Jacob, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – absent; Mr. Jacob – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. Justification Letter
 2. Mail-out Map
 3. Mail-out
 4. Site Plan
 5. HOA Letter of Approval
 6. Support Letters from Adjacent Neighbors
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____ Reviewed by: _____

File Location: P&Z\Development Applications\Applications\V_Variance\V_10\V 2-2-10 Silvestre

David and Kimberly Silvestre
16466 Erie Place
Davie, FL 33331
(954) 252-6870

February 17, 2010

Re: Letter of Justification for Silvestre Fence Variance
Folio# 51-40-05-13-1040

Dear Davie Planning and Zoning Board & Davie Town Council:

This letter of justification is for a variance request for a fence on our residential property at 16466 Erie Place, Davie, FL 33331. The variance request is relating to Section 12-33 (8)(b). We are asking for a variance from the Davie code of 5 foot height, to the state requirement of 4 foot height. We have included fencing approvals from our Home Owners Association (Estates of Stirling Lake), the South Broward Drainage District, and our adjacent neighbors.

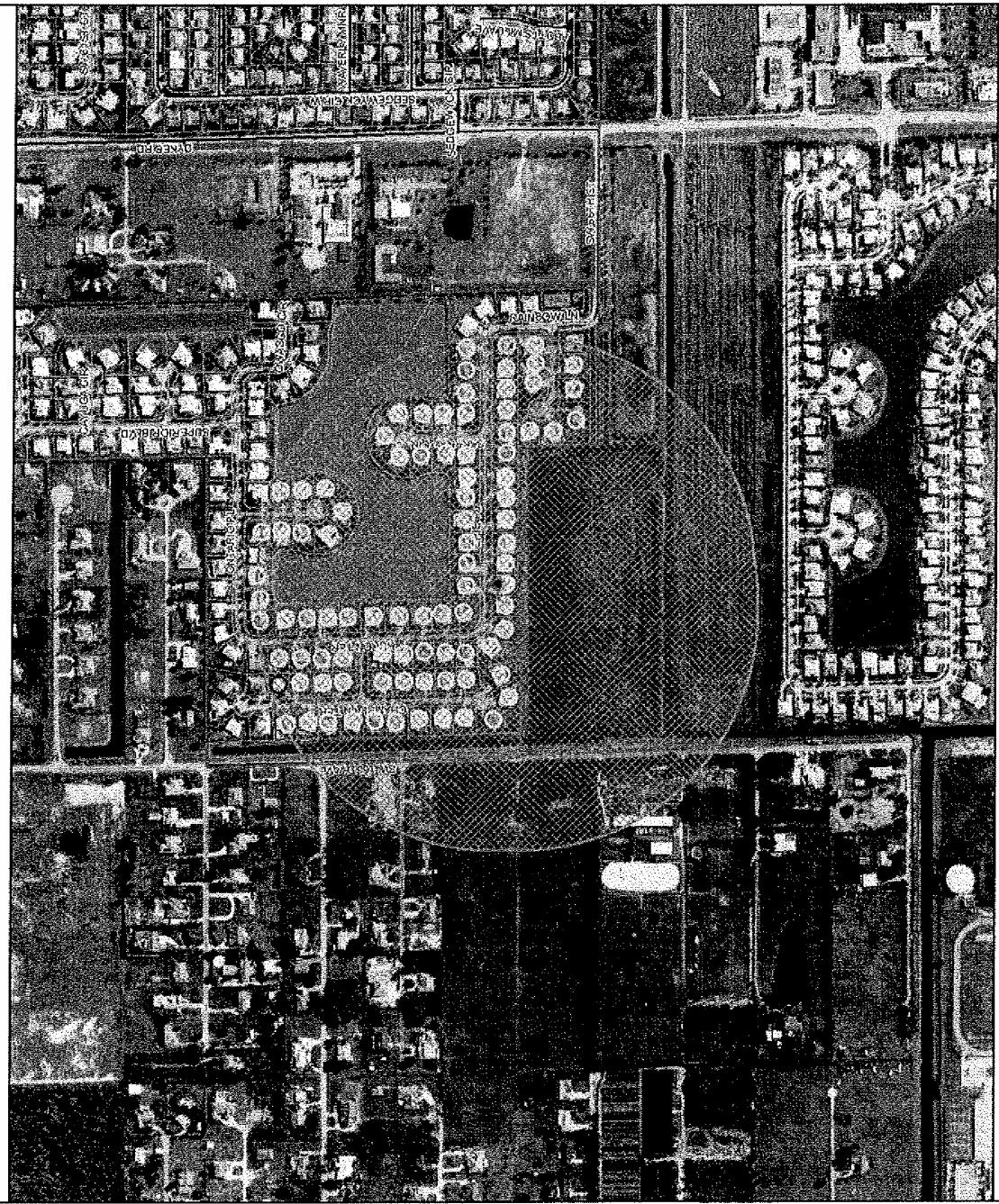
We thank you for your consideration of our request.

Respectfully yours,

Kimberly C. Silvestre
David Silvestre

David & Kimberly Silvestre
Homeowners

Buffer 1,000 Radius V2-2-10 Silvestre



* Address points

Town Boundary

Streets

DEDICATION

STATE RD

COUNTY RD

— LOCAL PAVED RD

LOCAL UNPAVED RD

PRIVATE RD

Parcels

Water_Features

Parks

N

598 ft

GS MAP DISCLAIMER

The information on this map is for graphical purposes only, it does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

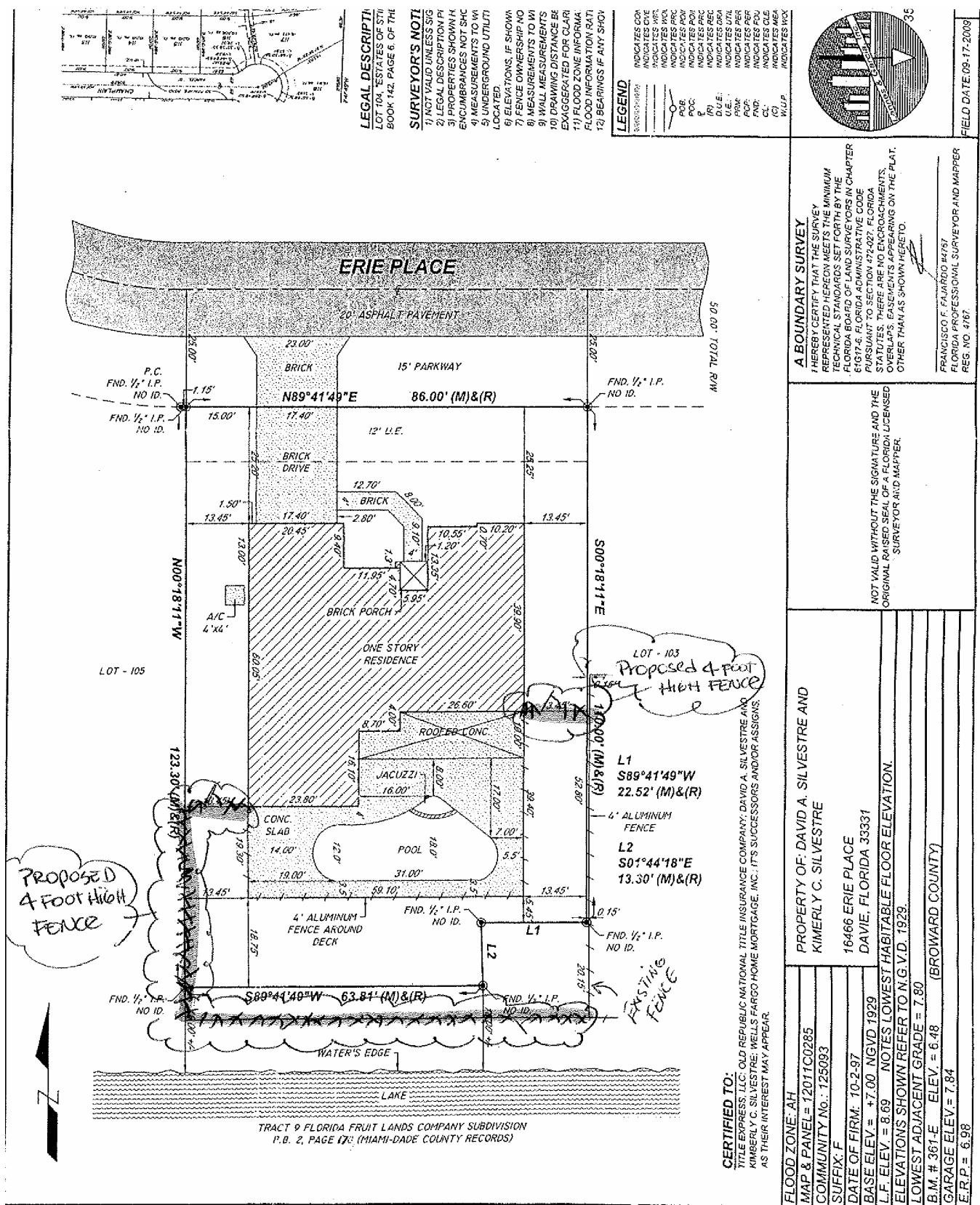


NAME_LINE	ADDRESS_LI	ADDRESS_1	ADDI	ADDRES
PEREA,ELCIRA &	8101 SW 136TH ST	MIAMI	FL	33156
ENGELER,RALPH M & LINDA M	16446 ERIE PL	DAVIE	FL	33331
VERGA,RONALD & PATRICIA	16367 ERIE PL	DAVIE	FL	33331
WEINBERG,STEPHEN & HELENE	16231 CRANBERRY CT	DAVIE	FL	33331
TRAVAGLIA,CARLOS & CATHY H	16300 ERIE PL	DAVIE	FL	33331
BEHM,JOHN & KIMBERLY	16386 ERIE PL	DAVIE	FL	33331
PEREZ,ERNESTO & NORMA L	6403 CHAMPLAIN TER	DAVIE	FL	33331
RUTTER,PAUL &	16250 CRANBERRY CT	DAVIE	FL	33331
PORTO,RICHARD W &	6522 CHAMPLAIN TER	DAVIE	FL	33331
LINDSAY,BASIL G & VICTORIA T	6245 SARATOGA CIR	DAVIE	FL	33331
FIEDLER,ANNE M	16410 ONTARIO PL	DAVIE	FL	33331
SCAGLIONE,LEO &	6241 HURON TER	DAVIE	FL	33331
FOX,ELIZABETH	6462 CHAMPLAIN TER	DAVIE	FL	33331
ARENSON,GARY L & TAMARA J	6345 SARATOGA CIR	DAVIE	FL	33331
SPEISER,DAVID &	6426 SARANAC CIR	DAVIE	FL	33331
GONZALEZ,RAMON	6300 HURON TER	DAVIE	FL	33331
KLEIN,RICHARD ALLEN FAM TR	16246 ERIE PL	DAVIE	FL	33331
MCHUGH,JAMES & AGNES	16346 ERIE PL	DAVIE	FL	33331
DE LA TORRE,SANTA J &	6442 CHAMPLAIN TER	DAVIE	FL	33331
PERERA,JOHANN A & CHRISTINA L	6341 HURON TER	DAVIE	FL	33331
DORN,CRAIG R &	6422 CHAMPLAIN TER	DAVIE	FL	33331
BERMUDEZ,MARIA A	6423 CHAMPLAIN TER	DAVIE	FL	33331
CATES,WILLIAM A & JENNIFER	16230 CRANBERRY CT	DAVIE	FL	33331
BLEIER,JOHN W & MICHELLE	6461 HURON TER	DAVIE	FL	33331
SOUTH BROWARD DRAINAGE DISTRICT	6591 SW 160 AVE	SW RANCHES	FL	33331
SONTAG,MICHAEL C & DONNA G	16266 ERIE PL	DAVIE	FL	33331
WELLNITZ,FRANK ROLF & H U	16326 ERIE PL	DAVIE	FL	33331
SILVESTRE,KIMBERLY C & DAVID A	16466 ERIE PL	DAVIE	FL	33331
CARRERA,PEDRO F	6542 CHAMPLAIN TER	DAVIE	FL	33331
REITER,RICHARD A & HEIDI L	16271 CRANBERRY CT	DAVIE	FL	33331
HIDALGO,A JR & PROSERPINA S	6342 CHAMPLAIN TER	DAVIE	FL	33331
KIESEL,CHARLES E & DARYL M	6343 CHAMPLAIN TER	DAVIE	FL	33331
CHANG,RICARDO &	6401 HURON TER	DAVIE	FL	33331
LANE,KENNETH D & INGRID L	6363 CHAMPLAIN TER	DAVIE	FL	33331
NEELY,CHARLES S & CONSTANCE A	6420 HURON TER	DAVIE	FL	33331
SPECTOR,DAVID M & FEDELIA	6466 SARANAC CIR	DAVIE	FL	33331
WASSERMAN,ROSITA	16400 ONTARIO PLACE	DAVIE	FL	33331
BLACK,JONATHAN M &	6301 HURON TER	DAVIE	FL	33331
DEMATTEO,JOSEPH P & MILAGROS C	6265 SARATOGA CIR	DAVIE	FL	33331
ABES,MICHAEL D & HILARY	6467 SARANAC CIR	DAVIE	FL	33331
MORALES,LISA	16447 ERIE PL	DAVIE	FL	33331
KARPF,MITCHELL K & CHERYL	16227 ERIE PL	DAVIE	FL	33331
KNISKERN,DOUGLAS & AMELIA	16387 ERIE PL	DAVIE	FL	33331
ULLOA,JAVIER & NOEMY	16407 ERIE PL	DAVIE	FL	33331
GOITIA,RONALD G	6521 HURON TER	DAVIE	FL	33331
DECKELBAUM,MURRAY P & LESLIE R	16347 ERIE PL	DAVIE	FL	33331
ADCOCK,CONNIE R	6340 HURON TER	DAVIE	FL	33331
KING,VERDELL D	6362 CHAMPLAIN TER	DAVIE	FL	33331
FERRANTE,ALBERT &	6463 CHAMPLAIN TER	DAVIE	FL	33331
PIERRE-LOUIS,JEAN B	4176 DERBY DR	DAVIE	FL	33330
ADCOCK,MICHAEL	16251 CRANBERRY CT	DAVIE	FL	33331

EDWARDS,ALAN B	6304 SARATOGA CIR	DAVIE	FL	33331
PAY,GILBERTO LE	6361 HURON TER	DAVIE	FL	33331
SALAZAR,ALBERTO E &	16366 ERIE PL	DAVIE	FL	33331
LEVINE,SUSAN	6301 SW 160 AVE	DAVIE	FL	33331
BERTANI,FREDERICK R & LARAINE	6324 SARATOGA CIR	DAVIE	FL	33331
BONTJES,DAVID A &	6242 CHAMPLAIN TER	DAVIE	FL	33331
SOSA,CANDIDO JR &	6502 CHAMPLAIN TER	DAVIE	FL	33331
ESTATES OF STIRLING LK HMWNRS	1145 SAWGRASS CORP SUNRISE		FL	33323
HADA,HOWARD & CLARA	6441 HURON TER	DAVIE	FL	33331
DJIE,MICHAEL BRYON TJIN A	16427 ERIE PL	DAVIE	FL	33331
DIAZ,LUZ M	6264 SARATOGA CIR	DAVIE	FL	33331
FOWLER,CYNTHIA & WILLIAM H JR	6303 CHAMPLAIN TER	DAVIE	FL	33331
SHEDD,LAWRENCE R & LINDA J	6427 SARANAC CIR	DAVIE	FL	33331
MARKS,ADAM &	6322 CHAMPLAIN TER	DAVIE	FL	33331
CAMEJO,ARMANDO & RACHEL	6447 SARANAC CIR	DAVIE	FL	33331
LAVARGNA,GINA G	6360 HURON TER	DAVIE	FL	33331
PASLEY,BRYAN & DIANE	16267 ERIE PL	DAVIE	FL	33331
STERN,HARRIET J WEISS	6323 CHAMPLAIN TER	DAVIE	FL	33331
HAGERTY,ANTHONY & KATIA	6325 SARATOGA CIR	DAVIE	FL	33331
MITTAL,RITA D & RAKESH K	16270 CRANBERRY CT	DAVIE	FL	33331
ROLLE,ROY P &	6500 HURON TER	DAVIE	FL	33331
ADAN,CARLOS & DINA	6501 HURON TER	DAVIE	FL	33331
GITELIS,JOAN	1949 APPALACHEE CIR	TAVARES	FL	32778
BAEZ,SAYONARA J	6440 HURON TER	DAVIE	FL	33331
WRIGHT,PAUL & VANUSA	6402 CHAMPLAIN TER	DAVIE	FL	33331
TOKARZ,BRUNO E &	16290 CRANBERRY CT	DAVIE	FL	33331
COSENTINO,ROBERT G & MARYELLEN	6486 SARANAC CIR	DAVIE	FL	33331
KLEIN,PATRICIA BOWYER	6321 HURON TER	DAVIE	FL	33331
COVACH,LOUIS W 1/2 INT	6305 SARATOGA CIR	DAVIE	FL	33331
FRIEDMAN,STEVEN & JILL	6421 HURON TER	DAVIE	FL	33331
NEMROW,ROBERT J &	6320 HURON TER	DAVIE	FL	33331
MCDONOUGH,JOHN J JR	16420 ONTARIO PL	DAVIE	FL	33331
LOMBARDO,PAUL C & TRIANA L	6406 SARANAC CIR	DAVIE	FL	33331
MURGUIA,DENYSE	6302 CHAMPLAIN TER	DAVIE	FL	33331
RICHARDSON,JOHN W & STEPHANIE	6400 HURON TER	DAVIE	FL	33331
STEELE,ATHORNIA & GAY S	6487 SARANAC CIR	DAVIE	FL	33331
LEON,ARTHUR R &	6443 CHAMPLAIN TER	DAVIE	FL	33331
DUKE,DANIEL A SR & SHARON L	6460 HURON TER	DAVIE	FL	33331
KARAM,PHILIP &	16430 ONTARIO PL	DAVIE	FL	33331
WELIVER,DEVRIE A &	6503 CHAMPLAIN TER	DAVIE	FL	33331
GUTIERREZ,GILBERTO &	6523 CHAMPLAIN TER	DAVIE	FL	33331
VENTURA,LUIS JOSE & ARSINOE	16486 ERIE PL	DAVIE	FL	33331
RAMOS,CHARLES G & SHARON	6446 SARANAC CIR	DAVIE	FL	33331

Current Occupant ADDRESS_1	CITY_GI ST ZIP
Current Occupant 6302 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6303 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6322 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6323 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6342 CHAMPLAIN TER	DAVIE FL 33331
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Current Occupant 6422 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6423 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6442 CHAMPLAIN TER	DAVIE FL 33331
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Current Occupant 6462 CHAMPLAIN TER	DAVIE FL 33331
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Current Occupant 6502 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6503 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6522 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6523 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 6542 CHAMPLAIN TER	DAVIE FL 33331
Current Occupant 16231 CRANBERRY CT	DAVIE FL 33331
Current Occupant 16250 CRANBERRY CT	DAVIE FL 33331
Current Occupant 16251 CRANBERRY CT	DAVIE FL 33331
Current Occupant 16270 CRANBERRY CT	DAVIE FL 33331
Current Occupant 16271 CRANBERRY CT	DAVIE FL 33331
Current Occupant 16290 CRANBERRY CT	DAVIE FL 33331
Current Occupant 16246 ERIE PL	DAVIE FL 33331
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Current Occupant 16266 ERIE PL	DAVIE FL 33331
Current Occupant 16267 ERIE PL	DAVIE FL 33331
Current Occupant 16286 ERIE PL	DAVIE FL 33331
Current Occupant 16300 ERIE PL	DAVIE FL 33331
Current Occupant 16326 ERIE PL	DAVIE FL 33331
Current Occupant 16346 ERIE PL	DAVIE FL 33331
Current Occupant 16347 ERIE PL	DAVIE FL 33331
Current Occupant 16366 ERIE PL	DAVIE FL 33331
Current Occupant 16367 ERIE PL	DAVIE FL 33331
Current Occupant 16386 ERIE PL	DAVIE FL 33331
Current Occupant 16387 ERIE PL	DAVIE FL 33331
Current Occupant 16400 ERIE PL	DAVIE FL 33331
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Current Occupant 16426 ERIE PL	DAVIE FL 33331
Current Occupant 16427 ERIE PL	DAVIE FL 33331
Current Occupant 16446 ERIE PL	DAVIE FL 33331
Current Occupant 16447 ERIE PL	DAVIE FL 33331
Current Occupant 16466 ERIE PL	DAVIE FL 33331
Current Occupant 16486 ERIE PL	DAVIE FL 33331
Current Occupant 6300 HURON TER	DAVIE FL 33331
Current Occupant 6301 HURON TER	DAVIE FL 33331
Current Occupant 6320 HURON TER	DAVIE FL 33331

Current Occupant 6321 HURON TER	DAVIE	FL 33331
Current Occupant 6340 HURON TER	DAVIE	FL 33331
Current Occupant 6341 HURON TER	DAVIE	FL 33331
Current Occupant 6360 HURON TER	DAVIE	FL 33331
Current Occupant 6361 HURON TER	DAVIE	FL 33331
Current Occupant 6400 HURON TER	DAVIE	FL 33331
Current Occupant 6401 HURON TER	DAVIE	FL 33331
Current Occupant 6420 HURON TER	DAVIE	FL 33331
Current Occupant 6421 HURON TER	DAVIE	FL 33331
Current Occupant 6440 HURON TER	DAVIE	FL 33331
Current Occupant 6441 HURON TER	DAVIE	FL 33331
Current Occupant 6460 HURON TER	DAVIE	FL 33331
Current Occupant 6461 HURON TER	DAVIE	FL 33331
Current Occupant 6500 HURON TER	DAVIE	FL 33331
Current Occupant 6501 HURON TER	DAVIE	FL 33331
Current Occupant 6521 HURON TER	DAVIE	FL 33331
Current Occupant 16420 ONTARIO PL	DAVIE	FL 33331
Current Occupant 16430 ONTARIO PL	DAVIE	FL 33331
Current Occupant 6406 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6406 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6426 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6427 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6446 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6447 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6466 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6467 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6486 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6487 SARANAC CIR	DAVIE	FL 33331
Current Occupant 6265 SARATOGA CIR	DAVIE	FL 33331
Current Occupant 6304 SARATOGA CIR	DAVIE	FL 33331
Current Occupant 6305 SARATOGA CIR	DAVIE	FL 33331
Current Occupant 6324 SARATOGA CIR	DAVIE	FL 33331
Current Occupant 6325 SARATOGA CIR	DAVIE	FL 33331
Current Occupant 6345 SARATOGA CIR	DAVIE	FL 33331





1145 Sawgrass Corporate Parkway • Sunrise, Florida 33323
(954) 846-7545 • Fax (954) 846-8559 • Toll Free: 1-800-605-9160
www.miamimanagement.com

January 25, 2010

David & Kimberly Silvestre
16466 Erie PL
Davie, FL 33331

**RE: ARCHTECTURAL MODIFICATION
Estates of Stirling Lake HOA
ACCOUNT # 3413-016466 / 16466 Erie PL**

Dear David & Kimberly Silvestre:

This letter will confirm that your request form on the above mentioned property, was approved by the Architectural Review Committee for the following:

Approved: Move and enlarge perimeter of existing 4 ft. white picket fence as per drawing and survey submitted.

Comments: As submitted.

If applicable, it is the owner's responsibility to obtain any required permits from the Town of Davie and/or Broward County.

It is the ultimate responsibility of the property owner to insure that their Architectural request form conforms to all the relevant Declaration of Covenants and Restrictions, Bylaws and Rules and Regulations of the Association pertaining to any and all alterations and/or changes to the exterior of home.

If you have any questions, please feel free to contact me at 954-846-1225 or email at: acreamer@miamimanagement.com.

Sincerely,


Arley Creamer, CAM
Property Manager

February 21, 2010

To: Town of Davie- Town Council/Planning and Zoning Department
Re: Fence Variance Request for David & Kimberly Silvestre
16466 Erie Place, Davie, FL 33331
Folio #: 51-40-05-13-1040

To Whom It May Concern:

We are the owners of the property at 16486 Erie Place, Davie, FL 33331, adjacent to the Silvestre's residence referenced above. We have no objection to the proposed installation of a 4 foot fence instead of the 5 foot fence.

Sincerely,



Luis Silvestre

Ralph and Linda Engeler
16446 Erie Place
Davie, FL 33331
(954) 252-1985

February 17, 2010

Town of Davie:
-Town Council
-Planning and Zoning Dept.

REF: Fence Variance Request
Kimberly and David Silvestre
16466 Erie Place, Davie, FL 33331
Folio # 54-40-05-13-1040

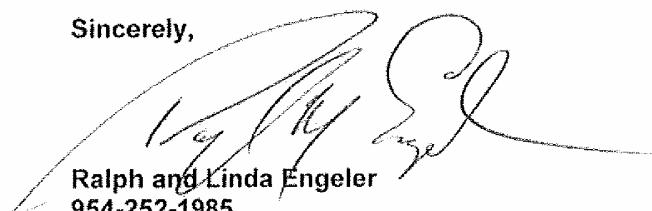
To whom it may concern:

We are the owners of the property immediately adjacent to the above referenced property. We already have an existing Davie-Permitted, 4-foot fence for over 5 years now sharing the subject address' property line.

We have no objection to a 4-foot fence installation, whatsoever.

Please contact us for any additional information.

Sincerely,


Ralph and Linda Engeler
954-252-1985

